

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0368182052
Comm # (no dashes):	53005247055
County:	Waukesha
Region:	Commerce
Site name:	Car X
Street Address:	12455 W Capitol Dr
City:	Brookfield
Closure Date	2001-02-12
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the <b>WTM91</b> projection)	
Easting (X):	677317.262873691
Northing (Y):	292488.672924588
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume
- ☐ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results

February 12, 2001

JDN Realty Corporation  
Attn: Ms. Leilani Jones  
359 E Paces Ferry Road, Ste. 400  
Atlanta, GA 30305

Giles Engineering Associates, Inc.  
Attn: Mr. James Mertes  
N8 W22350 Johnson Road, Ste. A1  
Waukesha, WI 53186

RE: **Commerce# 53005-2470-55, BRRTS# 03-68-182052**  
Car-X, 12455 West Capitol Drive, Brookfield, WI 53005

Three 12,000-gallon gasoline USTs (reg. # 417876, 417877, 417878) removed in  
January 1982.

**Case Closed**

Dear Ms. Jones:

This letter acknowledges receipt of copies of 1) filed deed instrument (*Notification of Contamination to Property*) and 2) monitoring well abandonment documentation. The above-referenced case will now be listed as "closed" on our computer database, as described in my letter to you dated Dec. 22, 2000.

Thank you for your cooperation. If you have any questions, please contact me at the letterhead address, (414) 220-5402, or [smueller@commerce.state.wi.us](mailto:smueller@commerce.state.wi.us).

Sincerely,



Stephen D. Mueller  
Hydrogeologist  
PECFA Site Review Section

c: case file

FEB 1 01 0 0 0 9 5 4



WC2621743-004

## NOTICE OF CONTAMINATION TO PROPERTY

Legal Description of the Property: In re:

**PARCEL 1A:**

Parcels 1, 2 and 3 of Certified Survey Map No. 4126, recorded January 7, 1982 in Volume 32 of Certified Survey Maps on pages 232, 233 and 234, as Document No. 1174322, being a part of the East ½ of the Northeast ¼ of Section 12, Town 7 North, Range 20 East, in the City of Brookfield, County of Waukesha, State of Wisconsin.

**PARCEL 1B:**

A non-exclusive easement for the benefit of Parcel 1A for ingress and egress created by Reciprocal Easement and Operating Agreement entered into by and between Market Street Associates Limited Partnership, a Wisconsin limited partnership and Mega Marts, Inc., a Wisconsin Corporation dated August 3, 1988 and recorded on August 17, 1988 on Reel 1031, Image 429, as Document No. 1496014, as amended by Modification Agreement by and between said parties dated April 3, 1990 and recorded September 6, 1990 on Reel 1235, Image 414, as Document No. 1611228.

This is not homestead property.

2621743

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

02-01-2001 11:59 AM

MICHAEL J. HASSLINGER  
REGISTER OF DEEDS

REC. FEE: 10.00  
REC. FEE-CD: 4.00  
REC. FEE-ST: 2.00  
TRAN. FEE:  
TRAN. FEE-STATE:  
PAGES: 4

## Recording Area

## Name and Return Address

Ms. Leilani Jones  
JDN Realty Corporation  
359 E. Paces Ferry Road, N.E.  
Suite 400  
Atlanta, GA 30305

*pol*  
*1/6*  
*4*

BRC 1053.998.005

Parcel Identification Number (PIN)

STATE OF GEORGIA )  
 ) ss  
COUNTY OF FULTON )

Section 1. JDN Realty Corporation is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Contaminants include, but are not limited to, Benzene in groundwater well sample MW9 at a concentration of 19 ug/L on June 23, 2000, which is above the ch. NR 140, Wis. Admin. Code enforcement standard of 5 ug/L, and Benzene, Ethylbenzene and Xylenes in soils at concentrations above ch. NR 720, Wis. Admin. Code residual contaminant levels. The petroleum contamination exists on this property in the area of the former underground storage tank bed and dispenser islands, as shown on the enclosed Figures 2 and 4.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to

FEB 1 01 0 0 0 9 5 5

constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil remains on this site in the area of the former underground storage tank bed and dispenser islands, at depths between about two and ten feet below ground surface. It has been shown that these residual contamination levels are protective of health and the environment, if left in place. However, if this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction, are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 25 day of January, 2001.

[When appropriate, use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of IDN Realty Corporation.

Signature: Leilani Jones

Printed Name: LEILANI JONES

Title: Vice President  
Director of Property Management

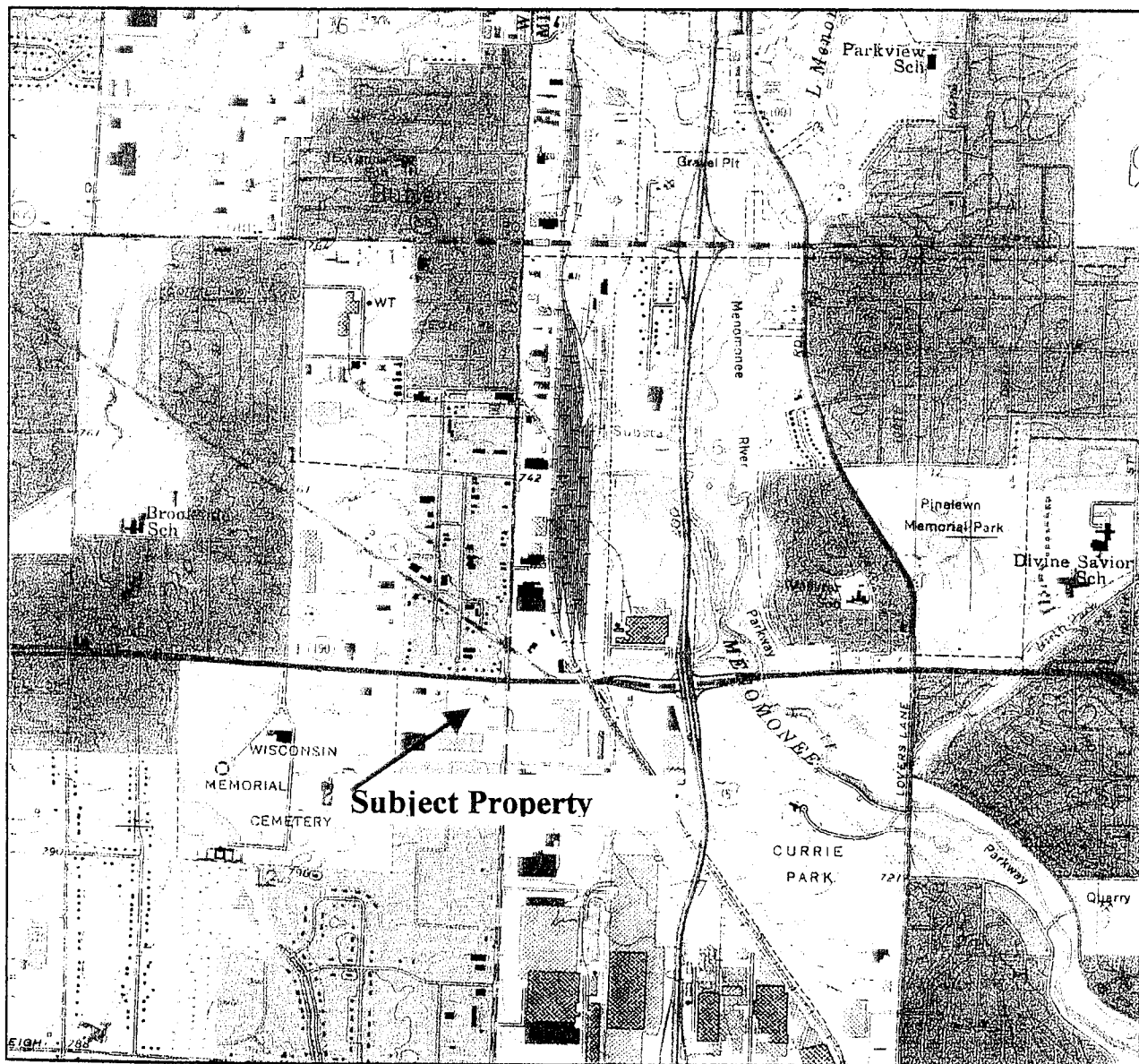


Subscribed and sworn to before me

this 25th day of January, 2001.

Melani C. Marwede  
Notary Public, State of Georgia  
My commission May 19, 2002

This document was drafted by the Wisconsin Department of Commerce



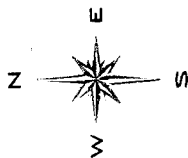
Source: USGS Wauwatosa, Wisconsin (1958; photorevised 1994) 7.5 Minute Series  
(topographic) Quadrangle Map

Scale: 1"=2000'  
Contour Interval: 10 Feet



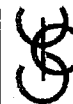
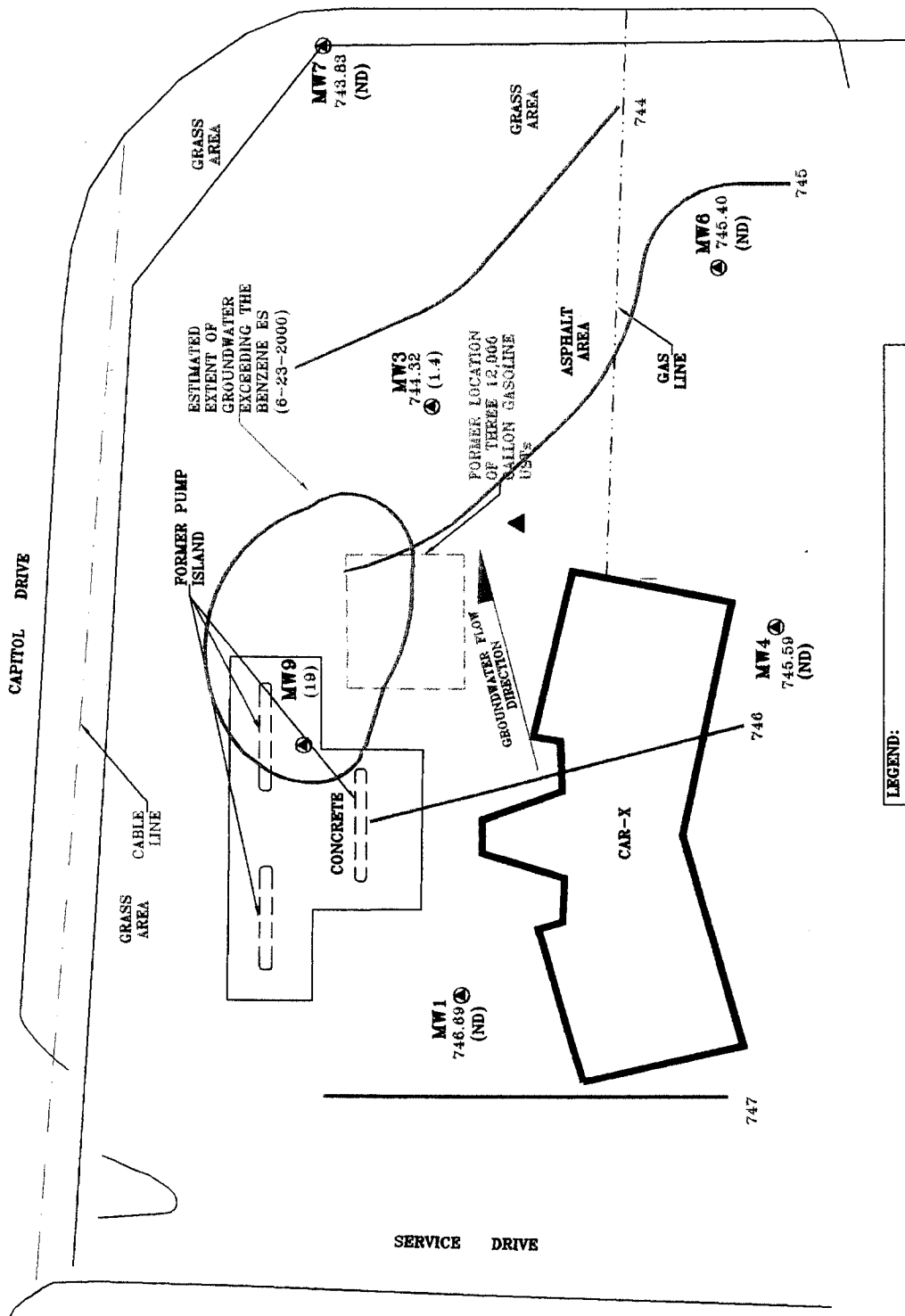
**Figure 1**  
**Subject Property Location**  
**Car-X**  
**12455 West Capitol Drive**  
**Brookfield, Wisconsin**  
**Project No. 1E-9803034**

 **GILES**  
ENGINEERING ASSOCIATES, INC.



124th STREET

CAPTOL DRIVE



GILES ENGINEERING ASSOCIATES, INC.  
NO. W22360 JOHNSON RD., WAUKESHA, WI, 53186  
(414)-544-0118

FIGURE 4  
GROUNDWATER DATA (6-23-00)  
CAR-X SHOPPING CENTER  
CAPTOL DRIVE  
BROOKFIELD, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
CCW	CTM	X	1" = 50'	10-22-98
PROJECT NO.: 1E-9803034			CAD No.: E803034	

LEGEND:

- MW3 ● MONITORING WELL NUMBER AND LOCATION
- 743.52 GROUNDWATER ELEVATION IN FEET (6-23-00)
- (251) BENZENE GROUNDWATER CONCENTRATION IN  $\mu\text{g/L}$  (6-23-00)
- ND NOT DETECTED
- ▲ BENCHMARK; EASTERN EDGE OF MANHOLE COVER. ASSUMED ELEVATION = 750.0'

ASPHALT  
PARKING AREA  
TO SHOPPING  
CENTER

NOTES:  
RESULTS INDICATED IN GREEN EXCEED THE NR 140 PREVENTIVE ACTION LIMIT (FAL)  
RESULTS INDICATED IN RED ARE ABOVE THE NR 140 ENFORCEMENT STANDARD (ES)

**Table 3**  
**GROUNDWATER ANALYTICAL RESULTS-MONITORING WELL SAMPLES**

Car-X, Brookfield, Wisconsin  
Project No. 1E-9803034

Sampling Point	Sampling Date	Elevation (feet)	GROs (mg/L)	Lead (ug/L)	Iron (mg/L)	Manganese (mg/L)	Alkalinity (mg/L)	Nitrate (mg/L)	Sulfate (mg/L)	Methane (ug/L)	D.O. (mg/L)	Petroleum Volatile Organic Compounds (ug/L)					
												TMB	Benzene	Ethylbenzene	Xylenes	MTBE	Toluene
MW-1	09/23/98	---	---	<1.06	---	---	---	---	---	---	---	ND	<0.4	<0.7	<1.4	<0.4	<0.7
	02/18/99	747.55	---	---	<0.071	2.2	378	0.34	282	39	0.43	ND	ND	ND	ND	ND	ND
	09/14/99	746.93	<0.1	---	2.1	---	---	0.77	124	12	0.31	ND	ND	ND	ND	ND	ND
	09/16/99	745.30	<0.014	---	---	---	---	---	---	---	0.17	ND	ND	0.67	ND	0.42	ND
	03/7/00	746.53	<0.014	---	---	---	---	---	---	---	---	ND	ND	<0.66	ND	<0.35	ND
	06/23/00	746.69	<0.014	---	---	---	---	---	---	---	---	ND	ND	ND	ND	0.92	ND
MW-2*	09/23/98	---	---	<1.06	---	---	---	---	---	---	---	ND	68	79	221	<0.7	<1.4
	02/18/99	745.03	---	---	3.4	0.6	490	<0.0041	<10	480	0.36	ND	54	74	276	<0.7	<1.4
	06/14/99	746.19	0.32	---	6.1	---	---	<0.04	<10	770	0.15	21	50	39	18	<0.31	<0.35
	09/16/99	743.41	0.246	---	---	---	---	---	---	---	0.14	15	18	14	8.9	3.8	ND
	06/23/00	744.32	0.089	---	---	---	---	---	---	---	---	4.9	9.7	15	11	ND	ND
MW-3	09/23/98	---	---	<1.06	---	---	---	---	---	---	---	ND	106	96	233	<0.7	9.2
	02/18/99	743.69	---	---	0.6	2	416	<0.0041	<10	2,700	0.34	1031	236	288	622	<3.5	50
	06/14/99	744.88	3.5	---	1.9	---	---	<0.04	<10	1,900	0.14	730	160	270	420	<3.1	7.8
	09/16/99	743.36	0.078	---	---	---	---	---	---	---	0.15	ND	9.56	2.2	<2	ND	ND
	03/7/00	743.67	0.183	---	---	---	---	---	---	---	---	26.2	9.7	15	11	ND	ND
	06/23/00	744.32	0.089	---	---	---	---	---	---	---	---	4.9	9.7	15	11	ND	ND
MW-4	09/23/98	---	---	<1.06	---	---	---	---	---	---	---	ND	391	330	763	<0.9	41
	02/18/99	743.52	---	---	<0.071	0.6	356	0.33	225	3.7	0.42	ND	<0.4	<0.7	<1.4	<0.4	<0.7
	06/14/99	745.27	<0.1	---	<0.078	---	---	0.47	228	6.1	0.20	ND	<0.32	<0.34	<1	<0.31	<0.35
	09/16/99	744.23	<0.014	---	---	---	---	---	---	---	0.15	ND	ND	ND	ND	ND	ND
	03/7/00	744.69	<0.014	---	---	---	---	---	---	---	---	ND	ND	ND	ND	ND	ND
	06/23/00	745.59	<0.014	---	---	---	---	---	---	---	---	ND	ND	ND	ND	ND	ND
MW-5*	02/18/99	746.50	---	---	0.2	2.9	412	0.016	477	1,900	0.39	ND	251	288	444	<0.4	88
	06/14/99	746.74	1.6	---	0.31	---	---	<0.04	302	1,400	0.17	64	330	380	170	<3.1	17
	09/16/99	---	0.659	---	---	---	---	---	---	---	0.14	5.6	146	118	<2	2.2	5.0
MW-6	02/18/99	740.46	---	---	0.07	2.9	246	1.5	49	95	6.3	ND	ND	ND	ND	ND	ND
	06/14/99	747.25	<0.1	---	0.14	---	---	<0.04	27	510	0.2	ND	ND	ND	ND	ND	ND
	09/16/99	745.18	0.015	---	---	---	---	---	---	---	0.17	ND	ND	ND	ND	ND	ND
	06/23/00	745.40	<0.014	---	---	---	---	---	---	---	---	ND	ND	ND	ND	ND	ND
MW-7	02/18/99	743.93	---	---	4.1	4.3	212	0.27	102	28	5.6	ND	ND	ND	ND	ND	ND
	06/14/99	744.86	<0.1	---	3.2	---	---	<0.04	154	120	0.31	ND	ND	ND	ND	ND	ND
	09/16/99	742.27	<0.014	---	---	---	---	---	---	---	0.16	ND	ND	ND	ND	ND	ND
	06/23/00	743.83	<0.014	---	---	---	---	---	---	---	---	ND	ND	ND	ND	ND	ND
MW-8*	02/18/99	744.75	---	---	1.2	1.3	382	0.38	53	330	3.2	ND	ND	ND	ND	3.6	ND
	06/14/99	746.28	<0.1	---	1.7	---	---	0.09	57	340	0.24	ND	ND	ND	ND	2	ND
	09/16/99	743.03	<0.014	---	---	---	---	---	---	---	0.14	ND	ND	ND	ND	0.77	ND
	03/7/00	744.6	<0.014	---	---	---	---	---	---	---	---	ND	ND	ND	ND	<0.35	ND
MW-9	03/7/00	---	0.022	---	---	---	---	---	---	---	---	1.8	6.1	ND	11	<0.35	0.73
	06/23/00	---	0.036	---	---	---	---	---	---	---	---	ND	19	ND	0.87	1.4	0.91
PAL																	
												480	5	700	10000	60	1000
												96	0.5	140	1000	12	200

--- = Not Applicable

ND = Not Detected

TMB = Trimethylbenzene

mg/L = Milligrams per liter; equivalent to parts per million (ppm)

ug/L = Micrograms per liter; equivalent to parts per billion (ppb)

Results in red exceed the NR 140 enforcement standard (ES)

Results in green exceed the NR 140 preventive action limit (PAL)

\* MW2 and MW5 were removed during the soil excavation in December 1999

MW8 was destroyed during highway construction in spring 2000